



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**GFF 38 Hare Street
Grimsby
DN32 9LA**

£29,950

Public notice Crofts Estate Agents are acting in the sale of the above property and have received an offer of £29,950 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place The Energy Performance Certificate Rating is D Kind regards.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

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Communal Hallway

Access to the ground floor and first floor flats.

Hallway

Doors to the lounge and bedroom.

Bedroom One

10' 5" x 8' 5" (3.176m x 2.559m)
Central heating radiator. Single glazed bay window to the front elevation. Walk in storage cupboard.

Lounge

13' 10" x 10' 6" (4.204m x 3.202m)
Offering window to the rear elevation, central heating radiator and wall mounted fire.

Kitchen

13' 0" x 8' 8" (3.966m x 2.641m)
In need of replacement with window to the side elevation. Central heating radiator. Plumbing for a washing machine.

Lobby

Door out to the garden and to the bathroom.

Bathroom

White suite with panelled bath, wc and toilet. uPVC double glazed window to the rear. Central heating radiator.

Outside

Garden to the rear.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

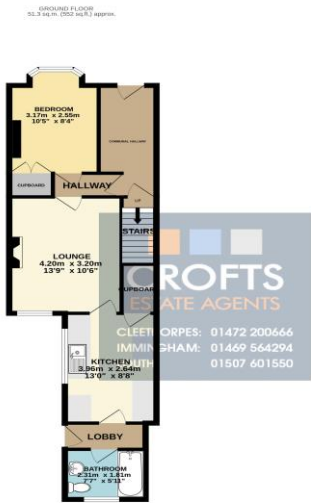
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



TOTAL FLOOR AREA: 55.3 sq.m. (592 sq.ft.) approx.
This energy rating has been calculated based on the energy performance of the building's fabric, heating system, lighting, hot water system, ventilation system and other services. It is not a measure of the building's energy efficiency or its environmental impact. The energy performance of the building is determined by a range of factors, including the building's design, construction, location, and the way it is used. The energy performance of the building is also affected by the weather and the time of year. The energy performance of the building is also affected by the way the building is managed and maintained. The energy performance of the building is also affected by the way the building is used. The energy performance of the building is also affected by the way the building is managed and maintained. The energy performance of the building is also affected by the way the building is used.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.